Town of Woodstock

Planning Board

Meeting Minutes

July 13, 2026

APPROVED 8/10/26

Board Attendance: Igor Bily, Bonnie Ham, Margaret LaBarge, Jerry Miserandino, Cathy Riley-Secretary
Board Absent: Lee Freeman, Kathryn Cordeiro, Scott Rice
Public Attendees: Stephen Tower

Call to Order
Margaret called the Planning Board meeting to order at 5:04 pm. After Roll Call, Margaret opened the Public Hearing.

PUBLIC HEARING FOR MINOR SUBDIVISION

Margaret described the location of Proposed Subdivision as Map/Lot: 206-040-000-000-00000, 5&7 Mountainside Rd. and Property of Deanna Rossi & Eric Schwanefeld.

Stephen Tower was in attendance to represent the owners of the lot as their surveyor. Mr. Tower handed out plats to the Board members to look over, as he described that the proposed minor subdivision for the property at the intersection of route 112 and Mountainside Road, which was a 15-acre lot to be subdivided.

Mr. Tower informed the Board of the history of the property, and that it was originally two lots that the former owners had merged together in 2016. The new owners would like to put it back into two lots. Steve added that it would be slightly different than previously, with the house lot at 2.71 acres instead of 1.8 acres. Steve noted that the reason for the increased size was that since he needed to get State subdivision approval for it because it was under 5 acres, he added a bit more land to allow for upgraded septic in future, and the owners also preferred the larger lot size.

Steve stated that he had received the State subdivision approval for the lot with a house and a former cabin which is now a storage shed. Steve added that the property has a well and a new septic system done in 2020, and that the remaining 12.29 is an undeveloped wood lot.

Bonnie asked if the back lot would have an entrance possible, and Steve noted that it would be adequate for a driveway and even another side entrance possible. Steve added that although the owners have no plans to develop, they would like to be able to sell the land if need be.

Steve explained that there is a former railroad grade running across the property in the area of the larger lot, and that now it is just a trail. He noted that this would provide a possible route for a driveway or access road into the property with entry on Mountainside Road. Steve added that Mountainside Road is a Class 6, unmaintained town road that goes up through National Forest land and then to the Fadden Property. Jerry asked whether there was still a right-of-way for the railroad through there, and Steve replied that there is not.

Margaret questioned whether there are wetlands on the property, and Steve replied that there were just a few spotty areas, but that the property was mostly dry. Steve added that he had not surveyed wetlands on the larger lot since it is currently undeveloped.

The Board agreed that everything looked to be in order, and Jerry made a motion to approve the minor subdivision. Igor seconded the motion and the vote was affirmative.

Margaret closed the Public Hearing and reopened the meeting.

Approval of June 8, 2026 Minutes
The Board decided to table the minutes to the next meeting in August when there were more Board members present to vote.

Reports of Officers and Committees

- **Selectmen's Representative Report**- Scott was not present.
- **Earth Excavation Subcommittee**- all members not present.
- **Floodplain Subcommittee** -all members not present.
- **Masterplan Subcommittee**- all members not present.
- **Subdivision Ordinance Subcommittee**- Margaret mentioned that after the work session that was held, she had sent off the draft to legal, and that Laura Spector Morgan had replied with some answers to questions and suggestions. Margaret has sent off the second draft for Laura to look over, and is just waiting for her approval on it. Margaret stated that she will send off an email to the Board members to see what day they would prefer to meet next week pending that she gets a response from Laura.

Correspondence Received by the Board

NHEC Response Letter- Margaret read the letter into record, noting that the NHEC has taken our concerns seriously and offered to meet with us to discuss their processes and answer our questions directly.
After a discussion on how to proceed, the Board decided that they would like try to set up a meeting with the Director of Communications for NHEC. Margaret will compose an email response inviting them to join the August Planning Board meeting.

NHDES: Septic Acceptance and Approvals-
NHDES notified the Board that a subdivision application for septic was received for the Caulder property 115-009 on Daniel Webster Highway.

Margaret added the Board also received a NHDES approval for construction of individual sewage disposal system for a property on Lost River Road that is currently requesting minor subdivision, as well as a property on Hiltz Drive owned by Bob Stahler for a two-bedroom septic.

NFIP Flood Insurance- Margaret noted that confirmation of Town of Woodstock being a member of the NFIP was requested, along with confirming the official responsible. She stated that response had been sent designating herself as the contact person.

R&E Leasing- Bond Continuation Certificate- Margaret informed the Board that a renewed bond certificate received on June 30, 2026 from R&E Leasing.

BEA Webinar- Margaret reminded the Board that there will be a webinar on zoning on July 16th from Noon to 1 pm. Margaret will be participating, and both Jerry and Igor will also try.

Community Flood Risk Assessment- Margaret has looked at the information received and informed the Board that that the organization is offering one year of risk assessment and access to some tools with a subscription service after that. Margaret feels that they should look at it a little more before they make any decision, and will table it for now.

Ken Chapman Letter- Margaret informed the Board that member Lee Freeman had received a call from Ken Chapman who was concerned that there may be some unauthorized excavation

going on north of his lot. After some research, the property looks like it is owned by Tyler Beaudin.

Margaret added that there does not appear to be any record of an active Intent to Excavate for that property, and brought forward Lee's question of what the Board can do to understand what is going on there. The Board discussed sending a letter asking for clarification since an abutter has questioned what was going on. Cathy will check to see if there is a current building permit.

ADA Concerns email- Jerry read an email that he had received from a wheelchair user who is concerned with the lack of accessible access within the community, particularly with respect to adequate restroom facilities at the parks, including Mirror Lake Beach.

Jerry noted that she stated that she had contacted the Town offices and Select Board members to ask for an immediate remedy providing accessible facilities, and also a review of the town accessibility policies ensuring that Woodstock is following Federal ADA law. She added that she has asked to be put on the Agenda for the Tuesday Select Board meeting. Cathy confirmed that she had been put on the agenda.

The Board noted that the Select Board needs to take the first action, but that the Planning Board will be sure that the Master Plan Committee is informed so that accessibility considerations are built into the Master Plan.

Public Participation- None

Adjournment

Bonnie made a motion to adjourn the meeting and Jerry seconded the motion. The meeting was adjourned at 5:39 pm.

Respectively Submitted,
Cathy Riley, Planning Board Secretary